

AGENDA
BUILDINGS & GROUNDS COMMITTEE MEETING
TUESDAY, MAY 16, 2023
7:00 P.M.

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF COMMITTEE MINUTES
 - April 18, 2023
4. COMMENTS FROM THE AUDIENCE
5. OLD BUSINESS
6. NEW BUSINESS
 - A. Pine Park Path Mill Overlay / M23-041
 - B. Purchase and Installation of Playground Equipment at TC / M23-042
 - C. Purchase and Installation of Playground Equipment at Beacon Pointe / M23-043
 - D. WRC Architectural Consulting / M23-044
 - E. Parks, Planning & Maintenance Board Report / M23-045
7. COMMITTEE MEMBER COMMENTS
8. ADJOURNMENT

MINUTES
BUILDINGS & GROUNDS COMMITTEE MEETING
April 18, 2023

1. Roll Call:

A regular meeting of the Hoffman Estates Park District Buildings & Grounds Committee was held on April 18, 2023 at 7:01 p.m. at Triphahn Center in Hoffman Estates, IL.

Present: Commissioner Kaplan, Comm Reps Macdonald, Poeschel and Utas,
Chairman Chhatwani

Absent: Comm Reps Evans, Sernett, Student Liaison Sabesan

Also Present: Executive Director Talsma, Director of Parks, Planning and
Maintenance Hugen, Director of Golf & Facilities Bechtold, Director
of Recreation Kapusinski, Executive Assistant Flynn, Superintendent
of IT John Agudelo, IT Specialist Kevin Hassler

Audience: President Kinnane, Commissioners Evans, Dressler (7:12) and
McGinn; Comm Reps Henderson (7:07), Beranek (7:12) and Student
Liaison Vega (7:12)

2. Approval of Agenda:

Comm Rep Utas made a motion, seconded by Comm Rep Poeschel to approve the agenda as presented. The motion carried by voice vote.

3. Approval of the Minutes:

Commissioner Kaplan made a motion, seconded by Comm Rep Macdonald to approve the minutes of the March 21, 2023 meeting as presented. The motion carried by voice vote.

4. Comments from the Audience:

Resident Bill Kratochuil, of Swan Circle in Yorkshire Woods (backs to Cannon Crossings). He is on the HOA board for his neighborhood. Regarding the small pond behind his home, loose garbage ends up in or near the pond, many sticks on the ground, and there are two dead trees that were removed, one near the pond and one near the path, but the stumps are still there. Also there are many cattails and water surface is shrinking. He asked if there would be a burn this year. He also asked about the algae that will appear as the temperature rises. Director Hugen said he would meet with Mr. Kratochuil and walk through the area to discuss the concerns.

5. **Old Business:**

None

6. **New Business:**

A. Pine Park School District 15 Memo of Understanding / M23-038

Comm Rep Macdonald made a motion, seconded by Commissioner Kaplan to recommend to the full board to approve the Pine Park School District 15 Memo of Understanding.

Executive Director Talsma noted the following: We discussed this project at the A&F meeting last month. We did not receive the OSLAD grant that we applied for, so we have pivoted to other options. We have worked out an agreement with the School District. We will still complete the pickleball courts, the walking path, the sled hill and the soccer field. This leaves the playground replacement for next year. The school will keep their playground for this year and then we will replace ours next year.

Comm Rep Macdonald asked when the last time the sled hill was active. Executive Director Talsma responded that it is active. He added that residents were looking for a path cut into the grass over the hill during the summer time.

Commissioner Evans asked if the school district was okay with a grass field, as opposed to a turf field. Executive Director Talsma said yes. We will use seed if the growth season is still available.

Commissioner Kaplan asked what playgrounds are currently available. Director Hugen said that our existing playground is only a tot lot. The school has their own playground for one more year, and it will be removed next year. We will replace our playground next year with fixtures for multiple ages.

The motion carried by voice vote.

B. Parks, Planning & Maintenance Board Report and 1st Quarter 2023 Goals / M23-036

Comm Rep Poeschel made a motion, seconded by Comm Rep Utas to include the Parks, Planning & Maintenance April Board Report and 1st Quarter 2023 Goals in the April Executive Director's Report.

Director Hugen noted that the equipment for Huntington Park arrived in February (planned for last August), but one part came in incorrectly, so a replacement part is being shipped today. Once that piece is in, our staff will put engineered wood fibers in place and a vendor will put in asphalt.

Comm Rep Poeschel asked which parks are bird/butterfly sanctuaries. Director Hugen said that all of our natural shorelines (28 this year, and we will add 12 to 14 next year) have been certified.

Comm Rep Utas asked if everything is going according to plan for the TC Fitness Center. Director said yes it is.

The motion carried by voice vote.

7. **Committee Member Comments:**

None

8. **Adjournment:**

Comm Rep Poeschel made a motion, seconded by Comm Rep Utas to adjourn the meeting at 7:18 p.m. The motion carried by voice vote.

Respectfully submitted,

Craig Talsma
Secretary

Cindy Flynn
Executive Assistant

MEMORANDUM M23-041

TO: Building and Grounds Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Pine Park Path Mill & Overlay
DATE: 5/16/2023

Motion:

Recommend to the full board the award of the bid for the Pine Park Path Mill and Overlay to Patriot Maintenance Inc., for a total of \$36,000 with a \$7,200 (20%) contingency for a grand total of 43,200.

Background:

As part of the board approved Pine Park Renovation Project the existing 0.4 mile path is scheduled to be renovated. The existing path has multiple layers of asphalt and sections of the path have failed. The path will receive a milling (stripping) of 1 ½ inches of existing asphalt with two inches of new asphalt being laid and compacted to 1 ½ inches to meet all grades.

Rationale:

Bids for Pine Park Path Mill and Overlay were opened on 5/10/2023. We received five bids for this portion of the project and they are listed below.

Scope of Work	Champion Paving Corporation	Patriot Maintenance Inc.	Chicagoland Paving Contractors, Inc.	Schroeder Asphalt Services, Inc.	Maneval Construction Co., Inc.
Demo of Existing Asphalt	\$ 20,400.00	\$ 7,000.00	\$ 10,000.00	\$ 18,000.00	\$ 15,985.00
Installation of Asphalt	\$ 25,900.00	\$ 29,000.00	\$ 39,000.00	\$ 40,000.00	\$ 41,651.00
Bid Total	\$ 46,300.00	\$ 36,000.00	\$ 49,000.00	\$ 58,000.00	\$ 57,636.00
Alternate Item: Pine Park Path Overlay	\$ 31,300.00	\$ 29,000.00	\$ 39,000.00	\$ 40,000.00	\$ 49,420.00

The lowest responsible bidder for this project is Patriot Maintenance Inc. Patriot Maintenance Inc, has completed numerous asphalt projects for the district with great success. They are the current contractor for our asphalt repairs in 2023 and have already completed asphalt patch work at Bridges of Poplar Creek CC in a timely and efficient manner. A 20% contingency is being used for this project due to a small section of the path that may need to be completely removed and rebuilt with three inches of stone to stabilize the area but this will not be known until School District 15 is completed with the rough grading of the soccer field.

MEMORANDUM NO. M23-042

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Purchase & Install of Triphahn Center Playground Equipment
DATE: 5/16/2023

Motion:

Recommend to the full board the purchase and install of Triphahn Center playground equipment from BCI Burke (Play Illinois) for a total of \$178,188.66 with a 5% contingency of \$8,900 for a total of 187,088.66.

Background:

The board has approved \$200,000 for the replacement of the Triphahn Center playground equipment in the 2023 budget. The playground at Triphahn Center mainly services our Early Learning Center but is open to the public as well. Staff met with four different vendors on this project to give them the complete outline of what we were looking for in the playground design.

Staff evaluated the designs that were presented making sure that all designs meet the minimum requirements. Some key factors that staff were looking for is a nature themed playground, slides, multiple climbing features, free movement and open space to play. The scope of this playground also involves the use of synthetic turf instead of engineered wood fibers as the fall surface, which will keep the playground and classroom clean all year long. The last factor for this project was a firm that could deliver the playground, complete the install of the equipment and the turf, with district staff completing removal of the existing engineered wood fibers, equipment and fencing, and then completing all restoration.

Rationale:

The design from Play Illinois, a Burke playground provider, met all the requirements and has a lead time on equipment that fits into our schedule of mid-August through October. The scope of work for Play Illinois is listed below.

Item	Description	Unit Price	Quantity	Total
Equipment	Nucleus Structure on proposal 129-166682-2	60,897.00	1	60,897.00
Discount	Discount per Sourcewell Contract # 010521-BUR	(6,089.70)	1	(6,089.70)
Discount	Courtesy Discount	(9,636.30)	1	(9,636.30)
Installation	Installation of Equipment (prevailing wages apply)	29,535.00	1	29,535.00
Freight	Delivery of Burke Equipment	1,592.66	1	1,592.66
	Open Market			-
Border	Concrete curb 6" x 12" 130 LF	5,705.00	1	5,705.00
Material	Stone base for surfacing	21,310.00	1	21,310.00
Material	Nailer Boards	4,855.00	1	4,855.00
Surfacing	Turf Surfacing	68,870.00	1	68,870.00
Other	Fall Height Testing	1,150.00	1	1,150.00
				-
Sales Tax	Please submit tax exempt form at time of order	0.00	1	-
	TOTAL:			\$ 178,188.66

The discount represents BCI Burke discount as well as the Sourcewell Coop savings. HEParks is a member of Sourcewell (member #57969) and uses this purchasing coop for numerous items.

Attached is the layout of the proposed playground at Triphahn Center.

COLOR KEY

- BROWN
- TAN
- LIME
- BROWN/TAN



3D Designer: Heidi



FORMIS™ CLIMBER



JUNGLE VINE CLIMBER



VELO™ SLIDE



CRESCENT RAINDROPS PANEL



BEE PANEL



CARGO NET CLIMBER



MONACO™ SLIDE

MEMORANDUM NO. M23-043

TO: B&G Committee
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Purchase & Install of Beacon Pointe Park Playground Equipment
DATE: 5/16/2023

Motion:

Staff recommends that the B&G committee approve to the full board the purchase and install of Beacon Pointe Park playground equipment to Game Time (Cunningham Recreation) for a total of \$153,498.22 with a 5% contingency of \$7,675 for a total of \$161,173.22.

Background:

Beacon Pointe Park is the OSLAD Grant that was awarded to the park district in August of 2022. The board has approved \$360,000 for this project in the 2023 budget, including the OSLAD grant funds. The playground install is the major component of the project. Along with the playground there is a walking path that connects the north and south sidewalks, a shelter and new landscaping. The chart below shows the budget outline for this project.

Budget Description	Budget
Engineering	\$ 15,000.00
Earthwork/Utilities	\$ 15,000.00
Concrete	\$ 25,000.00
Asphalt	\$ 40,000.00
Playground Equipment	\$ 100,000.00
Playground Base (stone)	\$ 15,000.00
Playground Install	\$ 55,000.00
Fall Surface	\$ 80,000.00
Landscape Restoration	\$ 5,000.00
Ammenties	\$ 10,000.00
Project Total	\$ 360,000.00

Rationale:

Staff worked with four playground manufacturers on the design of the playground, based off of the community input that was gathered prior to the OSLAD application.

Illinois Park and Recreation Association partnered with PlayCore, the parent company for Game Time / Cunningham Recreation for a matching funds grant program this year. The grant is a National Demonstration Site Matching Funds Grant. HEParks sent three staff members to an

education event hosted by PlayCore involving playground management and best practices for playground design. Attending the class was required to be eligible for the grant. The next step was to complete the grant application that involves community input, needs for the playground and district use of the playground. We were selected to receive the National Demonstration Site Matching Funds Grant. The grant funds go toward playground features that hit all six elements of play according to PlayCore Standards. There are standalone features that do not qualify for the matching funds grant and that is why it's not a total of 50% matching funds. The total playground equipment cost for Beacon Pointe is listed below. The playground design is attached to the memo.

- Playground Equipment \$145,837.00
- Matching Funds Grant **\$62,250.73**
- Install \$66,400.00
- Freight \$3,511.95
- Total \$153,498.22

The playground install for Beacon Pointe will take place in the fall of 2023. The path install and some of the landscaping will take place in the spring/summer of 2023.

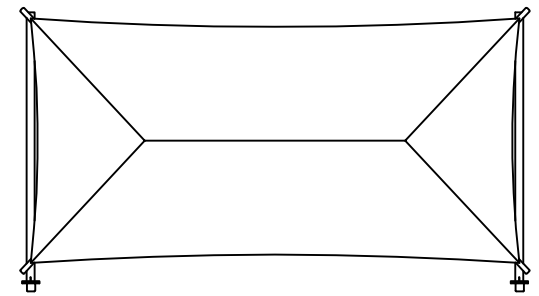
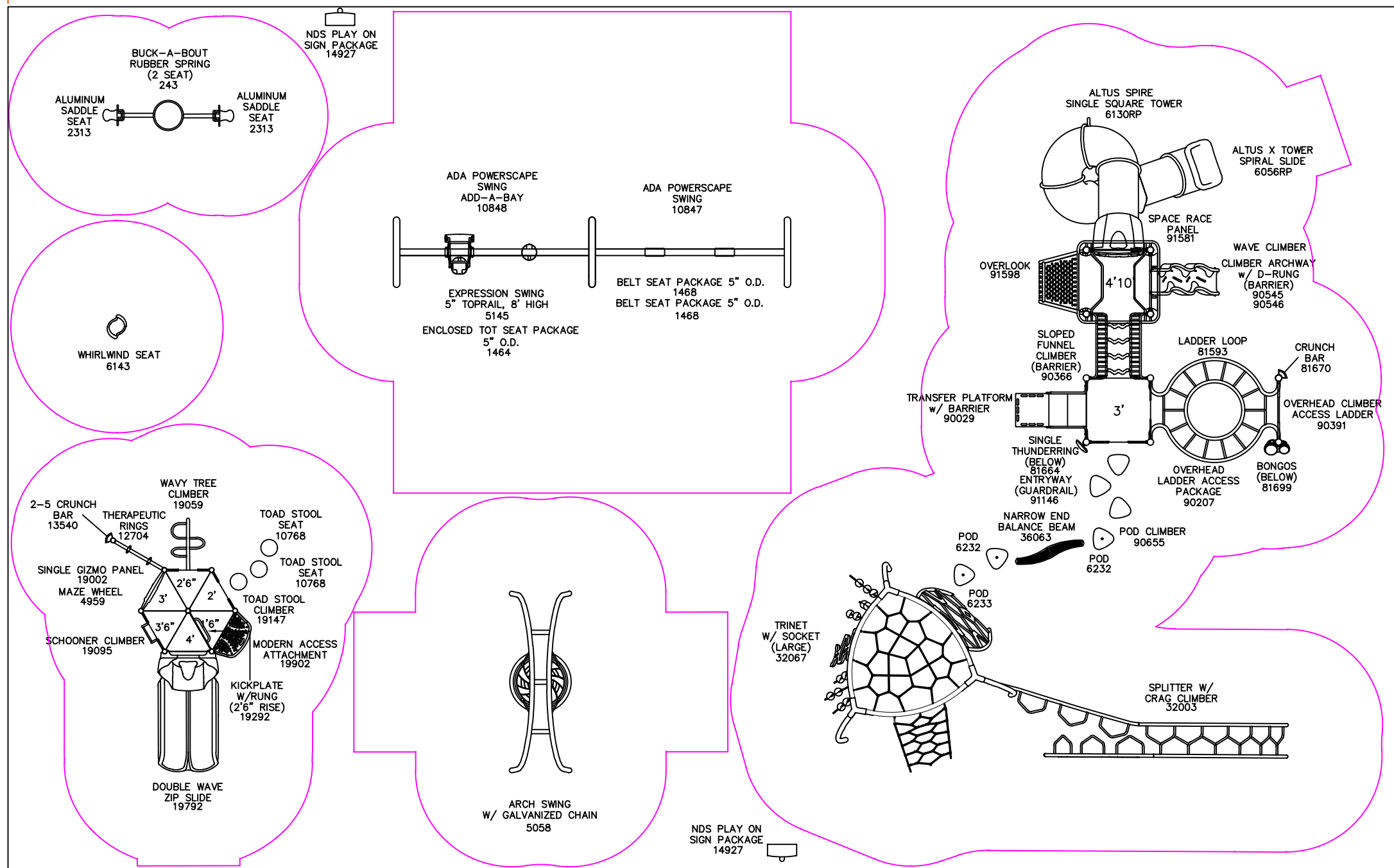
Beacon Point Hoffman Estates, IL

Design • Build • PLAY!



88'-5"

55'-0"



GameTime
A PLAYCORE Company
150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com



Hoffman Estates Park District
Beacon Point Playground
Hoffman Estates, IL
Representative
Cunningham Recreation

This play equipment is recommended for children ages 2-5 & 5-12

Minimum Area Required:
Scale: NTS
This drawing can be scaled only when in an 11" x 17" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By: LO/TCV
Date: 04/26/2023
Drawing Name: 164508-01

Memorandum No. M23-044

TO: Board of Commissioners
FROM: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Willow Recreation Center Architectural & Consulting Services
DATE: 5/16/2023

Motion:

Recommend to the full board the approval of a contract with FGM Architects for their architectural and consulting services for Willow Recreation Center for a total of \$38,040.

Background:

The engineering and consulting services that are outlined in this memo are for the replacement of windows and skylights at Willow Recreation Center. Part of the 2023 capital budget is \$440,000 for WRC interior and exterior upgrades and repairs. HEParks staff are managing exterior concrete repairs, stucco work, door repairs and replacements and landscaping changes. FGM Architects would be managing the entire scope of the windows and skylights replacements.

Implications:

With the complexity of replacing the windows and skylights, a building architect and consultant firm is needed to complete this portion of the renovations. Last year the district put out an RFP for the project when we were looking at a complete renovation to the facility. However, with the changes to the scope of the project, we are now only completing building structure repairs and replacements, and an RFP is not needed as the total fees for services are under \$45,000 (the threshold for architectural services).

Services	Fees
Construction Document	\$20,540
Bidding / Permitting	\$2,500 Not To Exceed
Construction Admin	\$15,000 Not To Exceed
Total Services	\$38,040

FGM Architects fees for this project are roughly 11.8% of their total of the project, which is well within the 10-15% average for these types of fees. The overall budget outline is below.

Budget Description	Budget
Engineering	\$ 40,000.00
Concrete	\$ 30,000.00
Stucco	\$ 20,000.00
Painting	\$ 12,000.00
Doors	\$ 12,000.00
Windows	\$ 165,000.00
Skylights	\$ 155,000.00
Landscaping	\$ 6,000.00
Project Total	\$ 440,000.00

FGM Architects is in its fourth generation of leadership. They are a thriving, award-winning enterprise with seven offices in five states (Oak Brook, Chicago and O’Fallon, IL; St. Louis, MO; Austin, TX; Reston, VA and Milwaukee, WI) and a team of 170+ architects, designers and professionals managing a national portfolio of projects. FGMA architects and interior designers are considered leaders in local, regional, and national associations. They have completed like projects for Bolingbrook, Wheeling, Arlington Heights, Lombard, Park Ridge, Mundelein and Gurnee Park Districts.

Memorandum M23-045

To: B&G Committee
From: Craig Talsma, Executive Director
Dustin Hugen, Director of Parks, Planning & Maintenance
RE: Parks, Planning & Maintenance - May Board Report
Date: 5/16/2023

MOTION

Recommend to the full board to include the Parks, Planning and Maintenance May Board Report in the May Executive Director’s Report.

ADMINISTRATION & CAPITAL PROJECTS

Huntington Park:

All playground equipment has been installed on both the 5-12 and 2-5 playground areas. HEParks crews finished installing all the engineered wood fibers on 5/11/2023. The district asphalt contractor is set to mill and overlay the walking path around the playground next week with the anticipated opening of the playground on 5/19/2023.

Beacon Pointe Park:

The playground design and layout for the park have been selected. The first phase of the project is the installation of the new walking path that will connect the sidewalks on the north and south side of the property making a 0.45 mile loop. In order for this to begin, HEParks staff installed the storm drain that will drain the new playground once installed. The concrete and earthwork construction documents should be finished by May 25 so that district staff can begin getting quotes for the work to begin this summer.

Pine Park Renovation:

School District 15 began stripping the entire area where the new soccer fields will on 5/8/2023. HEParks staff has removed all hockey boards from the rink. The boards and all hardware have all be saved and stacked/secured to pallets. We plan to place the rink boards for sale on the government auction site Govdeals.com. If they do not sell then we plan to recycle the metal. Once the boards were removed, crews began saw cutting the rink to the size needed for the five pickleball courts, while also removing all the concrete footing from the hockey boards. The area is planned to be ready for our asphalt contractor to mill and overlay the rink in June. HEParks staff also began the process of restoring the sled hill into a nature hill. Areas that are going to be turned back to natural grass have been mowed, tilled and combo raked as of 5/11/2023. The area will receive a final grading prior to seeding.





2023 Asphalt Repairs and Sealcoating:

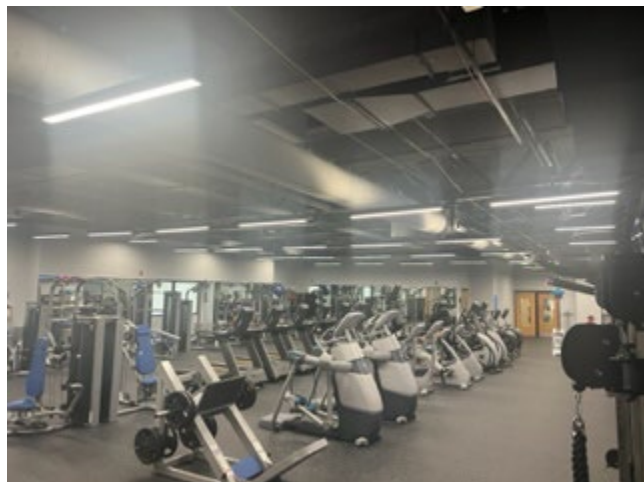
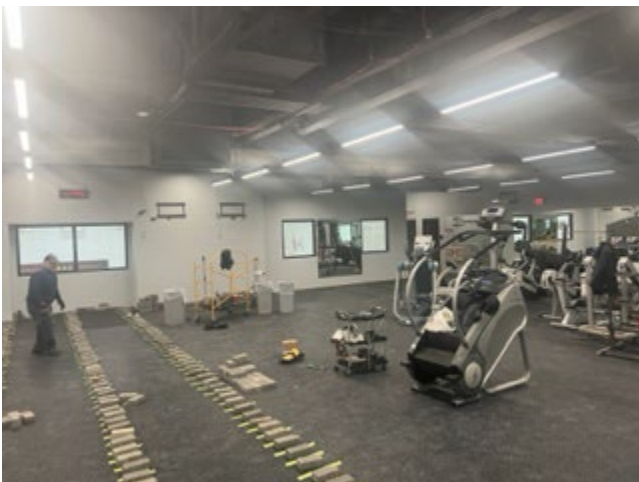
Patriot Maintenance began their scope of work by completing the patching work at Bridges of Poplar Creek. This involved six patches on the road and maintenance facility and five manhole repairs in the parking lot. They completed this work on 5/2/2023. Staff is working with them to schedule the remainder of our parking lots and paths.

Triphahn Center Playground:

Staff has been working with multiple vendors and Ericksson Engineering on this project. Play Illinois, a provider of Burke Playground Equipment, has been chosen as the vendor to provide the equipment and install. Ericksson Engineering completed the survey of the area to determine the proper drain lines and height of the new curbs to be installed. The work for TC is being planned late summer into fall. These dates will be weather dependent and will also be based on when the playground equipment is set to arrive.

Triphahn Center Fitness Center:

HEParks staff began the construction of the fitness center on 4/13/2023 with the removal of the flooring. All the carpet and old fitness flooring was removed, and the existing concrete was sanded smooth to allow the new flooring glue to adhere. New fitness flooring was being installed while staff was painting walls, removing drinking fountains, changing the entire lighting system, changing electrical runs and installing new TV mounts. Once the flooring was complete, the equipment vendor was able to setup the fitness equipment and HEParks Staff were able to put the finishing touches on the project. The space turned out great and all involved were excited to see it once it opened.



Eisenhower Track:

Staff met with representatives from School District 54 on Monday, May 8. The school district is looking to do major repairs to the track at Eisenhower. This would be a project that the school district would be completing to level the track. Currently they have engineers completing surveys and soil test for the area. The current IGA between the school district and park district will be adjusted to allow the school district to perform this work on our property. The revised IGA will also give the school district exclusive rights to the track during school hours and school events. The new IGA will be presented to the A&F committee on May 23, 2023.

AQUATICS AND BUILDINGS

The splash pad computer controller at Community Park failed and staff was able to install a new unit from inventory to keep the splash pad in service.

Seascape:

- IPS Slides refinished the play feature stairs and deck. Slide repair has started on body and tube slides and will be completed when gel coat arrives.
- Water has been turned on to Seascape bathhouse and repairs were made to frozen pipes.
- Bathhouse floors have been power washed and auto scrubbed, along with the deck; high cleaning of bathhouse completed.
- Leaking shower fixtures have been repaired and bad diaphragms were replaced at the bathhouse.
- Deck work - leveling and crack filling continues.
- Funbrella canvas has been installed on the frames.
- Defender filter computer was reinstalled.
- Filter pumps were checked and greased for start-up, as well as play feature and slide motors.



- Chlorination sampler pumps were checked for mechanical seal leaks and impeller operation.
- Main drain grates were cleaned; zero depth grates were removed for concrete patching at the expansion joint.

Triphahn Center:

- The first compressor for the Ice rink was rebuilt; work began on the other two compressors the week of 4/24.
- Removed and replaced old drinking fountain and bottle fillers from fitness area and refilled new bricks from removal. Plumbed the existing drains and water feeds to accommodate new bottle filler.
- New lighting was installed at the fitness center.
- Painting began; prepped floors and started installation of new flooring.

- Removed old TV's and installed new TV brackets. Installed new electric and coax cables for TV's, along with outlets and covers.
- Relocated TRX machine to other wall.

Bridges of Poplar Creek:

- Repaired condensing unit, which was not cooling; rewired controls for the unit. Installed new capacitor for kitchen condensing unit.
- Gas was turned back on to the maintenance building; all unit heaters and water heater were checked and started.

Splash Pads:

- New computer controller for Community splash pad was installed; splash pad solenoid was rebuilt.
- Dry tested splash pads at Tropicana, Fabbrini, Voagelei, Community and South Ridge parks. All splash pads are running and ready for their scheduled start date.

Other:

- Door lock programs/schedules were re-written and uploaded for Fabbrini, Cannon and Sycamore Park.
- Drinking fountain meters were installed and turned on for May 1 start-up.
- Light ballasts at The Club were replaced.

PARKS

All landscape beds and sign beds at parks/playgrounds/facilities have been cleaned/weeded, edged and mulch has been applied.

Parks:

- The hockey boards at Pine Park have been dismantled and the asphalt is being cut and removed in preparation for repairs to the surface for the new pickle ball courts.
- Community garden has been set-up at Chino Park; meter was installed and water tested at Chino Gardens.
- Landscape cleanup is being completed at Seascape in preparation for opening day.
- Aerated and over seeded several soccer fields at Olmstead park.
- Native seeds were spread at Birch Park for the expansion of the butterfly sanctuary in the basin.
- Drain lines were installed at Bridges driving range and at Beacon Pointe Park.
- New trees have been planted at South Ridge Park.
- Tree pruning and branch cleanup has been completed across various locations (Bridges, Fabbrini Park, South Ridge Park, Black Bear Park, Cannon Crossing, The Club, Victoria Park)
- Park ID signs have been cleaned and mulched at numerous locations.
- Seascape landscape areas have been weeded, cleaned and mulched.
- All facilities have had landscape beds and parking lot islands mulched for the season.

Playgrounds:

- Routine park checks were conducted at various locations. Mulch depths were checked at all playgrounds to determine which ones need additional mulch.
- Old fitness piece at Fabbrini Park was removed and new one installed.
- Removed swings, volleyball nets/poles, and backstop at Pine Park.
- Holes were pumped for installation of playground at Huntington Park. Landscaping and touch-ups were completed and the park is ready for mulch addition.
- The slide at Huntington Park was painted and installed.
- New batteries were installed at Cannon Playground.

- Playground repairs were completed at South Ridge Park.
- Installed new Thor Guard parts at Eisenhower and Voagelei Parks.
- Removal of dead animals at Whispering Ponds and Locust Park.

Athletic Fields:

- Conducted routine maintenance of athletic fields; field usage schedule has been maintained.
- Prepared baseball fields (field layouts, line correction and mowing) and conducted field checks after the rain. Performed upkeep of painted lines district-wide.
- Cannon soccer field has been seeded and is ready for fertilizer. Soccer nets and windscreen were set-up.
- Gate lock change was completed at Victoria Park.